

BLOOMFIELD TOWN PLAN AND ZONING COMMISSION

Type of Application

- | | |
|--|-----------|
| <input checked="" type="checkbox"/> Site Plan | \$ 210.00 |
| <input type="checkbox"/> Revised Site Plan (addition or change to existing building or site) | \$ 210.00 |
| <input checked="" type="checkbox"/> Special Permit (public hearing required)* | \$ 260.00 |
| <input type="checkbox"/> Sign Permit** | \$ 110.00 |
| <input type="checkbox"/> Flood Management | \$ 160.00 |

* A sign must be posted on the site for ten days prior to the public hearing.

**Only if not previously presented as part of a site plan or special permit application.

Douglas Street Ventures, LLC; C/o Steven D. Levesque, Member 860-904-9671 x307

Applicant (to whom notices will be sent)

Daytime Phone #

109 Somersby Bay, Farmington, CT 06032

Mailing Address

slevesque@tw-inc.com

E-mail Address

Douglas Street Ventures, LLC; C/o Steven D. Levesque, Member 860-904-9671 x307

Owner (if different from applicant)

Daytime Phone #

109 Somersby Bay, Farmington, CT 06032

Owner's Address

slevesque@tw-inc.com

E-mail Address

Applying as ☒ Owner ☐ Developer ☐ Agent ☐ Other

Location of Site 59 & 69 Douglas Street, Bloomfield, CT 06002

Zone I-2

Applicable Section(s) of the Zoning Regulations: 4.4.B.3; 4.4.C.4; 6.2.H.1.e; 6.4.I.7 & 8; 6.4.I.9; 6.9.C.8

Describe the proposed Special Permit: See attached narrative.

Is the property located within 500 feet of a town boundary line? ☐ Yes ☒ No

Douglas Street Ventures, LLC; Peter DeMallie, Agent for Applicant

Peter R. DeMallie / Agent

Applicant's Signature

2/24/2022

Date

Owner's Signature (if different from applicant)

Read the attached list of procedures and complete the Disclosure Form for all applications.

Revised 9/10/09

RECEIVED
FEB 28 2022
PLANNING & ZONING
BLOOMFIELD, CT

CONFLICT OF INTEREST DISCLOSURE FORM

(This form is required for all applications and must be notarized. Complete all sections, indicate N/A if not applicable and use additional sheets if necessary. Full disclosure is required for a complete application. Incomplete applications will not be scheduled for a hearing).

LOCATION OF PROJECT: 59 & 69 Douglas Street, Bloomfield, CT 06002

NAME OF APPLICANT: Douglas Street Ventures, LLC; C/o Steven D. Levesque

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY ____ YEARS 6 MONTHS

NAMES AND ADDRESSES OF ALL PARTIES KNOWN TO HAVE AN INTEREST IN THIS APPLICATION/PROPERTY

OWNERS: Douglas Street Ventures, LLC; 109 Somersby Way, Farmington, CT 06032;
860-904-9671 x307; slevesque@twis-inc.com

OPTIONEES: _____

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

Steven D. Levesque, Member; 109 Somersby Way, Farmington, CT 06032;
860-904-9671 x307; slevesque@twis-inc.com

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: _____

TENANTS/PROSPECTIVE TENANTS: _____

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: _____

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: _____

ENGINEERS, SURVEYORS: Design Professionals, Inc; 21 Jeffrey Drive, South Windsor, CT 06074; 860-291-8755
djameson@dpinc.co (Daniel Jameson, P.E.) & lgeissler@dpinc.co (Larry Geissler, L.S.)
Schadler Selnau Associates, PC; 5 Waterville Road, Farmington, CT 06032; 860-677-9620
ARCHITECTS: charlie@schadlerselnau.associates (Charlie Nyberg)

BUILDERS: _____

Fuss & O'Neill (Traffic Consultant); 146 Hartford Road, Manchester, CT 06040; 860-646-2469
CONSULTANTS: mvertucci@fando.com (Mark Vertucci)

JMM Wetland Consulting Services, LLC; 23 Horseshoe Ridge Road, Newtown, CT 06482; 203-364-0345
OTHERS: james@jmmwetland.com (Jim McManus)

To the best of my knowledge, no one except those listed below has a financial interest in this application or the subject property who is an employee of the Town of Bloomfield, or an elected or appointed official of the Town of Bloomfield: _____

Douglas Street Ventures, LLC

Peter R. DeMallie, Agent for Applicant

NAME OF APPLICANT


APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February, 2022

NOTARY PUBLIC Glen M. Martin

Revised

GLEN M. MARTIN
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-26

9/10/09



P.O. BOX 1167
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SOUTH WINDSOR, CT 06074
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

**Narrative Statement ~ Douglas Street Warehouse & Distribution Center
Town Plan and Zoning Commission
Site Plan & Special Permit Application**

59 & 69 Douglas Street
Bloomfield, Connecticut
DPI Project No. 4624
February 28, 2022

RECEIVED
FEB 28 2022
PLANNING & ZONING
BLOOMFIELD, CT

On behalf of the property owner and applicant, Douglas Street Ventures, LLC, an application has been submitted to the Bloomfield Town Plan & Zoning Commission for a Special Permit and Site Plan as it pertains to the proposed industrial development at 59 & 69 Douglas Street, between Cottage Grove Road and Britton Drive.

Douglas Street Ventures, LLC has assembled a design and entitlements team comprised of Design Professionals, Inc. of South Windsor, CT for civil engineering, land planning, landscape architecture and land surveying services, Schadler Selnau Associates of Farmington, CT for architecture services, Fuss & O'Neill of Manchester, CT for traffic engineering services, and JMM Wetland Consulting Services of Newtown, CT for wetland investigation and natural environment assessment services. Members of this team met preliminarily with Town staff, including the previous Director of Planning & Economic Development, Town Engineer, Wetlands Officer, and Deputy Town Engineer to discuss the applicant's intention for developing this industrial site as the property owner. A Wetland Map Amendment application and a Site Plan application have also been submitted to the Bloomfield Inland Wetlands and Watercourses Commission for their review.

At present, the two properties contain a total of 8.728 acres of wooded upland and wetland areas in the I-2 Restricted Industrial District. The site is bordered by I-2 properties including various vacant sites, industrial uses, and a single residential use. The site plan proposes the construction of a 74,520 SF warehouse/distribution center at the northeast corner of the property with 5,000 SF of office spaces. The building is one story and a maximum of 44' tall. 72 auto parking spaces are proposed south of the building. 20 loading docks are located on the western face of the building facing away from Douglas Street, with an additional 36 auto parking spaces west of the loading dock maneuvering area for a total of 108 spaces. Of the 108 spaces, 5 are accessible. 55 trailer parking spaces are proposed at the southern end of the property, which is connected to the loading dock area by a 30 feet wide access drive.

The site plan is proposing three curb cuts onto Douglas Street. A curb cut located north of the building is provided for truck ingress only. Utilizing this location allows the loading docks to be located on the driver side of the vehicle, making maneuvering easier and more efficient. The middle curb cut is located just south of the building and will be a two-way access point for automobiles only. The southern curb cut will be a two-way access point for trucks to provide ease of access to the trailer parking spaces and egress for all trucks. The three curb cuts have enough

separation to minimize potential conflicts on Douglas Street and provides for efficient circulation while keeping trucks out of the main auto parking area south of the building.

In addition to the building and parking areas, context-appropriate and regulation compliant site landscaping are provided to accent the building frontage along Douglas Street and screen parking areas from surrounding residential and non-residential uses where there are disparities in the existing dense woods along the property lines. The plantings feature a combination of native deciduous and evergreen trees and shrubs and various seed mixes to reestablish disturbed areas and stormwater management basins. A wetlands creation area is present to mitigate 2,282 SF of wetlands disturbance with additional native shrub and seed mix plantings and a thoroughly planted vegetated buffer to protect the existing and proposed wetlands from the new site development.

Full-cutoff site lighting will also be installed to provide visibility and security in all parking areas and building entrances. All lighting will face inward on the site to limit the overflow of light onto adjacent properties. As will be described in additional detail below, a Special Permit is being requested to increase the luminaire mounting height of some fixtures from 14' to 24' to provide appropriate lighting in truck parking, loading, and circulation areas.

The next part of this application is the request for a Special Permit as it pertains to the following sections of the Town of Bloomfield Zoning Regulations:

- Section 4.4.B.3. Bulk Requirements—to permit lot coverage of up to 60% for building, access drives, parking and loading areas and other hard-surfaced areas. The proposed site development depicts 59.85% lot coverage.
- Section 4.4.C.4. Authorized by Special Permit—for a Warehouse use/structure. The proposed site development depicts a warehouse and distribution center with associated loading and parking.
- Section 6.2.H.1.e. Permanent Site Use Reduction—to allow a reduction of 35 percent of the required parking spaces based on adequate parking for the proposed use. The request is to reduce the amount of parking required for the proposed warehouse and office building by 35% to help reduce impacts to wetlands while accommodating the decreased parking demand that has been identified by the applicant's and design team's previous experience with similar facilities. Per the zoning regulations, the gross floor area of the building requires 164.04 parking spaces. With the requested permanent site use reduction of 35%, only 106.63 parking spaces would be required to serve the facility. A total of 108 parking spaces are shown on site with 5 van accessible spaces included.
- Section 6.4.I.7. & 6.4.I.8. Grading Permit Standards and Conditions—to provide finished grades that blend with existing grades within 10 feet of the property line. Proposed grading occurs between 1 foot and 10 feet off the property line in various instances to accommodate necessary site circulation and parking as well as the two stormwater management basins on the western portion of the site.
- Section 6.4.I.9. Grading Permit Standards and Conditions—to provide a slope of 3:1 within the yard setback. This request is being made to allow the stormwater management basins to be graded at a slope of 3:1 within the rear yard setback to provide necessary storage capacity. All other proposed grading within the property's yard setbacks is provided at a 4:1 slope to maintain compliance with the regulations without further Special Permit review.

- **Section 6.9.C.8 Outdoor Lighting Standards**—to increase the height of luminaires to 24 feet in height from the ground to the highest point of the fixture or pole. Only a portion of the site lighting will be 24 feet in height to provide safe and sufficient visibility to the truck parking, loading, and circulation areas. This includes 14 pole and 3 building-mounted fixtures at 24 feet in height. The remaining 7 pole and 9 building-mounted fixtures serving the building entrances/exits and auto parking will be 14 feet in height.

The following assessment of the Town's Special Permit Criteria is provided to assist in your evaluation of the reduction request.

1. **Suitable Location for Use:** The proposed site development is suitable for this location as it is currently zoned Industrial and surrounded by a majority of similar industrial uses. The site also provides close access to Cottage Grove Road and nearby major highways. The site plan does account for the non-industrial adjacent uses by providing evergreen landscape buffers to mitigate views of the proposed site functions as well as potential spillover of light and noise onto adjacent properties. Multiple curb cuts are proposed on Douglas Street to minimize potential traffic conflicts with existing facilities. In addition, the loading docks will face to the west away from most of the adjacent developments to maintain site functions and maneuverability behind the building and not immediately apparent from Douglas Street.
2. **Appropriate Improvements:** The proposed 108 auto parking spaces and auto site entrance will provide consistent landscaped islands to enhance the experience of driving past and through the site for employees, visitors, and passersby. As discussed with the site suitability, these improvements will reduce the number of abutting properties that are impacted by vehicular movements, headlights at night, and potential noise. The surrounding buildings are also primarily industrial uses that generate similar and appropriate hours of operation, traffic patterns, and light/noise exposure. The building will also be finished with white wall panels to compliment other buildings in the area.
3. **Suitable Transportation Conditions:** All parking spaces and associated drive aisles have been designed to local standards to provide safe and adequate traffic patterns that will reduce the opportunity for vehicular-pedestrian hazards or conflict. The introduction of two truck ingress drives will also aid in reducing traffic hazards between trucks and passenger vehicles by separating the majority of the two traffic flows. Additionally, all passenger vehicle drive aisles are a minimum width of 24 feet and all truck drive aisles are a minimum of 15 feet for one-way traffic and 30 feet for two-way traffic. The shallow grade and linear nature of Douglas Street provides ample visibility at both points of site egress.
4. **Adequate Public Utilities and Services:** This site development and multiple, truck accessible curb cuts provide adequate accessibility for emergency vehicles without eliminating other egress opportunities. This site is also served by all public utilities including water, gas, sanitary sewer, and electric. The proposed development will not directly connect into the existing storm sewer system in Douglas Street. The stormwater management system is appropriate for the proposed development and should not pose any detrimental impacts to the environment. Additional information about the system can be found in the included Stormwater Management Report. All applicable utility companies will be contacted and coordinated with to obtain all required permits and approvals for site construction.

5. **Environmental Protection and Conservation:** A 58-space parking reduction provides the opportunity for the proposed pavement closest to the building to limit its impacts on the site's largest wetland area. The site design aims to balance maximizing the economic value and function of the site with restoring and enhancing any disturbed regulated areas. The disturbance to two small, isolated and low functioning wetland pockets is being mitigated by an ecologically enhanced wetland creation area consisting of various wetland seed mixes and water-tolerant trees and shrubs to enhance the health and diversity of the ecosystem's vegetation and provide enhancement and continuity with the adjacent wetlands. There are no historic or scenic features as part of the existing site conditions.
6. **Long-Term Viability:** The property owner and eventual tenant will take care to maintain all proposed facilities on site to ensure that it is utilized to its fullest potential over the long-term while being sensitive to surrounding uses and compatible with the Town's request for developments to be appropriate and orderly.
7. **Plan of Conservation and Development:** The Bloomfield Plan of Conservation and Development greatly encourages the promotion of industrial development in town given its proximity to Bradley International Airport and major highways (page 66). The proposed site plan serves to increase industrial development in an area that is already zoned for industrial uses. The subject sites are also highlighted as Industrial area on the POCD's Business Development Plan map (page 67). Therefore, the proposed use does not conflict with the POCD, but instead celebrates its guidelines for promoting economic diversity in the Town of Bloomfield.

We believe, in conjunction with the findings and designs provided with this application by the design and entitlements team, that the proposed development at 59 & 69 Douglas Street provides a vital opportunity for this industrially zoned property to enhance the value of these properties and meet a growing need from warehouse/distribution centers in Bloomfield. This will bring a new, growing company to the town or provide ample expansion area for one of the Town's many existing, successful companies. Doing so in a contextually appropriate manner allows the development to economically stimulate the community while protecting and enhancing healthy and functional natural systems on and off site. We look forward to presenting this application at your upcoming TPZ meetings.